

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE

VAR-21980 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN - Request for a Variance TO ALLOW A ZERO SIDE YARD SETBACK ON THE EASTERN PORTION OF THE SITE WHERE A 10 FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED FULL SERVICE CAR WASH on 0.76 acres on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard (APN 162-07-101-005 and 006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest postcards
6. Protest postcard
7. Backup referenced from the 07-12-07 Planning Commission Meeting Item 41

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

Minutes:

CITY COUNCIL MEETING OF: NOVEMBER 7, 2007

MAYOR PRO TEM REESE recognized and welcomed CHRISTOPHER BLANCO with Boy Scout Troop 99 from Our Lady of Las Vegas Catholic Church. The Boy Scouts are working to obtain their communication and merit badges.

MAYOR PRO TEM REESE declared the Public Hearing open for Items 125-127.

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant and thanked COUNCILWOMAN TARKANIAN for her help. He indicated that the owner, DAVE WILDEN, was present.

COUNCILWOMAN TARKANIAN noted the lot is extremely narrow. Most protests are from people who are four streets away and much has been done to alleviate most of the car wash noise.

MARGO WHEELER, Director of Planning and Development Department, recommended two additional conditions on Item 126 regarding the hours of operation and an administrative one-year review. She read a replacement for Condition 4 on Item 127, two additional conditions regarding a waiver of the side yard landscaping and two additional conditions pertaining to the car wash roof and the doors to be closed at all times when not in operation.

COUNCILWOMAN TARKANIAN verified with MS. WHEELER that the landscaping will be very lush and mature. MS. WHEELER added that it would be the full eight feet, and landscape material shall be submitted to the Planning and Development staff for approval.

MR. MORENO requested that the hours of operation be extended to 8:00 p.m. during the summertime or dawn to dusk. COUNCILWOMAN TARKANIAN replied that she looked at two other car washes and the hours of operation were similar. MR. MORENO accepted the hours of operation as recommended by MS. WHEELER, as well as the amendments and other conditions.

The Councilwoman also verified with MS. WHEELER that the front landscaping exceeds Code standards and will be sufficient. At this time there are no issues with signage, but the applicant would have to go through staff at the appropriate time. The Councilwoman appreciated the applicant's time and efforts in working with staff. MR. MORENO also thanked MS. WHEELER and ASSISTANT CITY ATTORNEY BRYAN SCOTT for their efforts.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 125-127.